



Town of Brookline

Massachusetts

Planning Board

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Mark J. Zarrillo, Chairman
Linda Hamlin, Clerk
Robert Cook
Steve Heikin
Steven R. Kanes
Sergio Modigliani
Jonathan Simpson

BROOKLINE PLANNING BOARD MEETING MINUTES

Selectmen's Hearing Room, 6th Floor, Brookline Town Hall

March 26, 2014 – 8:15 a.m.

Board Present: Mark Zarrillo, Robert Cook, Steven Heikin, and Steven Kanes

Staff Present: Timothy Richard and Polly Selkoe

Mark Zarrillo called the meeting to order.

SIGN & FAÇADE REVIEW

1032 Commonwealth Avenue – Install new signage for Limoo Tea Bar and alter the façade

Timothy Richard described the proposal to install a new façade sign and alter the façade.

The applicant was present to discuss the case with the Board. The applicant explained that they wanted to replace the façade with frosted white panels. The applicant also explained that the primary façade sign would be internally illuminated as opposed to installing new gooseneck lamps as shown on the plans. The applicant said that the door signage would be on the inside of the door as opposed to the outside of the door, thus reducing their total signage, though there is no current plan for the door signage.

Steve Heikin asked what the panels on the sides would be made of. The applicant said that they would be the same frosted white material. Mr. Heikin then asked about the panels at the bottom. The applicant said that they would be wood panels.

Mark Zarrillo asked if the lime logos would be painted on the facade. The applicant said that they would be vinyl laminated onto the panel.

Steve Kanes thought that the proposal was much too large and thought that this would be essentially a giant white billboard. He did not think that they should have a sign that big.

Mark Zarrillo agreed with Steve Kanes and thought it was too big. He liked the sign, but thought they needed to make it smaller. Mr. Zarrillo thought that the lines were blurred between the signage and the façade changes because the panels were essentially signage.

Steve Heikin did not necessarily agree that all the frosted glass area should be considered signage.

The Board agreed that the applicant should reduce and redesign their signs and come back with revised plans and a sample of the frosted glass.

The Board continued the case to a future date.

142 Harvard Street – Install new façade sign for Ahn Beauty Salon

Timothy Richard described the proposal to install a new façade sign.

The applicant was present to discuss the case with the Board. The applicant said that they were planning to remove the telephone number from the façade sign and they also wanted two window signs to be included.

Mark Zarrillo thought that this was a reasonable sign and the Board agreed.

Mark Zarrillo *motioned to approve*.

Steve Kanes *seconded* the motion.

After discussion, the Board (4-0) unanimously

VOTED: to approve the relief and the plans by Art Studio Sign & Neon, submitted 3/14/14, and as amended at the meeting of 3/26/14 subject the following the conditions:

1. Prior to the issuance of a building permit the existing window signage shall be removed, the applicant shall submit final plans indicating the phone number removed from the façade sign, all letter heights and dimensions subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Any future window and door signage is subject to the review and approval of the Assistant Director of Regulatory Planning.

OVERVIEW OF ZONING AMENDMENTS FOR SPRING 2014 TOWN MEETING

Polly Selkoe introduced the Zoning Amendment Warrant Articles and the Warrant Article for the Greater Toxteth Neighborhood NCD for the upcoming Spring 2014 Town Meeting. She gave a summary of each one and how they change the current By-Law. The Board asked and got some clarifications. The Board also asked some questions that Polly said she would discuss with other staff and then get back to the Board with the answers.

DISCUSSION OF CHOOSING A DESIGN REVIEW TEAM FOR 45 MARION STREET.

Mark Zarrillo *motioned to approve* a Design Review Team for 45 Marion Street of Mark Zarrillo, Steve Heikin, and Linda Hamlin.
Robert Cook *seconded* the motion.

After discussion, the Board (4-0) unanimously voted to approve the Design Team.

MINUTES

Mark Zarrillo *motioned to approve* the minutes from March 5, 2014 as amended.
Robert Cook *seconded* the motion.

After discussion, the Board (4-0) unanimously voted to approve the minutes.

MEETING ADJOURNED.

Materials Reviewed During Meeting

Staff Reports

Plans and Designs